

**THE OAKS OWNERS ASSOCIATION
BOARD MEETING MINUTES
MONDAY JULY 24TH 2017 6:30-8:00
PHILLIP MILLER LIBRARY, CASTLE ROCK ROOM EAST
100 Wilcox Street Castle Rock, CO 80104**

ESTABLISH A QUORUM The meeting was called to order at 6:35pm. The following Board members were present for quorum.

Lidia Zurek, President
Tom Dailey, Vice President

Steve Johnson, Secretary/Treasurer

Seven homes were represented. Molly Ryan with Metro Property Management was also present

I. APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST

Board Approves the Agenda – On a motion duly made and seconded, it was unanimously resolved to approve the agenda

Board members disclose any conflicts of interest regarding agenda items – There were no conflicts of interest among the members of the Board

II. HOMEOWNER CORRESPONDENCE –

Homeowner Hearings – Management reported nobody contacted management to schedule a hearing. On a motion duly made and seconded, all fines were ratified.

Board members review correspondence from the community - The Board reviewed the correspondence. There was no comment

III. MINUTES – April 24th, 2017 On a motion duly made and seconded, it was unanimously resolved to approve the minutes from the meeting on April 24, 2017.

IV. FINANCIALS STATEMENTS – Apr - June 2017 On a motion duly made and seconded, it was unanimously resolved to approve the financial reports of April through June subject to final audit. There were no unanswered questions.

V. UNFINISHED BUSINESS

Manager's Report - The management report was reviewed. There were no unanswered questions.

Phase II Hillside Scar – The Board was informed by a homeowner the area above the retaining wall in Phase 2 seems to be eroding. Management will consult with a Landscape Architect before the end of July regarding the condition.

VI. HOMEOWNER FORUM – The Homeowners inquired about a facebook page. One homeowner volunteered to administer the page. Another homeowner asked if Aspen trees are allowed and they are not allowed. Another homeowner indicated she is not getting the distribution emails. This will be looked into. Another homeowner reported they would like to see a dog mitt station installed between the two phases. Management will look into a proposal for the Board to consider. On a motion duly made and seconded, it was unanimously resolved to close the homeowner forum.

VII. NEW BUSINESS

Newsletter – The Board instructed management to draft articles on the following topics for the newsletter. Reminder to owners to park on the driveway and in the garage before parking on the street. Aspen trees are not allowed in the community. Wafting odors must be contained. Send management an email to added to the email distribution list. A mutt mitt

station is being added to the area between the two phases. A facebook account is being activated.

Landscape Vendor Review – The Board discussed the landscape vendor and found their services are insufficient. A homeowner reported she has had a similar disappointing experience with the landscaper this year. Management will obtain landscape proposals to finish this year and will negotiate a reduction in the invoices from the current vendor.

Covenant Enforcement Report – The Board reviewed the covenant enforcement report. There were no unanswered questions.

Fall Festival and Garage Sale – The Board decided against scheduling a Fall Festival and garage sale in September this year.

Commercial Vehicle Declaration of Covenants Revision – Management reported the attorney will draft the proposed language based on the responses to the survey and it will be emailed to the Board.

Next Meeting Date and Location – Monday October 30, 2017 at 6:30pm Philip Miller Library
Castle Rock Room East

Other – There were no other items brought before the Board.

VIII. REPORTS

ARC Committee

1546 Live Oak Road.
1378 Willow Oak Road
1380 Live Oak Road
1662 Valley Oak Road
2673 Live Oak Court
1391 Willow Oak Road

On a motion duly made and seconded, it was unanimously resolved to ratify the approval of these requests.

IX. **ADJOURNMENT** – On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 8:01.

X. **EXECUTIVE SESSION (Discuss delinquencies)**

Respectfully Submitted by Molly Ryan: